

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE ALHAMBRA, CALIFORNIA 91803-1331 Telephone: (626) 458-5100 http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO: P.O. BOX 1460 ALHAMBRA, CALIFORNIA 91802-1460

October 12, 2010

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, California 90012 ADOPTED

BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

28 OCTOBER 12, 2010

Sachi a. Hamai SACHI A. HAMAI EXECUTIVE OFFICER

Dear Supervisors:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY ANNEXATION 40-137 (4-200), LOCAL AGENCY FORMATION COMMISSION DESIGNATION 2006-09

NEGOTIATED TAX EXCHANGE RESOLUTION
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)

SUBJECT

This action is to adopt the Negotiated Property Tax Exchange Joint Resolution associated with the annexation of territory into Los Angeles County Waterworks District No. 40, Antelope Valley.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AND AS THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES PUBLIC LIBRARY, THE CONSOLIDATED FIRE PROTECTION DISTRICT, AND THE WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:

- 1. Find that the adoption of the Negotiated Property Tax Exchange Joint Resolution for Annexation 40-137 (4-200) and the resulting share of the ad valorem tax is for the purpose of meeting the operation, maintenance, and capital project expenses of Los Angeles County Waterworks District No. 40, Antelope Valley, and therefore are exempt from the California Environmental Quality Act.
- 2. Adopt the Joint Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Annexation 40-137 (4-200), Local Agency Formation Commission Designation 2006-09 to Los Angeles County Waterworks District No. 40, Antelope Valley.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Honorable Board of Supervisors 10/12/2010 Page 2

The purpose of this action is to reapportion the ad valorem tax that is shared by the affected taxing entities as the result of pending Annexation 40-137 (4-200) into the Los Angeles County Waterworks District No. 40, Antelope Valley (District), which includes approximately 10 acres of land within the City of Lancaster. The 10 acres is adjacent to developed roads and located nearby existing residential tract homes. This action will not constitute a commitment to provide water service to the property. Conditions for water service to property have not been established at this time.

Pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency receiving property tax revenue from the area may negotiate an exchange of property tax revenue subject to the jurisdictional change and attributable to those local agencies. The governing bodies of the respective taxing entities in the area have adopted the Joint Resolution based on the negotiated exchange of ad valorem property tax revenue related to the proposed annexation to the District. In order for the Local Agency Formation Commission (LAFCO) of Los Angeles County to proceed with the required hearings on the proposed annexation, your Board, as the governing body of the County of Los Angeles and as the governing body of the County of Los Angeles Special Districts, acting on behalf of the County of Los Angeles Public Library, the Consolidated Fire Protection District of Los Angeles County, and the Waterworks District, must also adopt the enclosed Joint Resolution. The Joint Resolution will transfer a portion of the annual property tax increment attributable to the proposed annexation area from the County and other taxing entities to the District according to ratios listed in Exhibit A. Each of the affected agencies' shares of the annual property tax increment will be adjusted accordingly.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) by collecting the applicable tax revenue to provide effective and efficient delivery of water to future customers within the annexed area.

FISCAL IMPACT/FINANCING

The property owner requesting the proposed annexation will pay all required fees associated with this action.

The Joint Resolution will transfer to the District a portion of the annual property tax increment from the County General Fund and each of the affected County taxing entities, which include the County of Los Angeles Public Library, and the Consolidated Fire Protection District of Los Angeles County, together with the Lancaster Cemetery District, the Antelope Valley Mosquito and Vector Control District, the Antelope Valley Resource Conservation District, the City Council of the City of Lancaster, and the Antelope Valley-East Kern Water Agency. The annexation area is within the City of Lancaster Community Redevelopment Agency (CRA), Redevelopment Project Area No. 6, and as such, no property taxes will be transferred to the District until such time as the redevelopment project is terminated. The tax sharing ratios listed in Exhibit A were calculated using a formula approved by the County of Los Angeles Auditor-Controller and County Counsel. In this instance, revenues to the General Fund from the ad valorem property tax on the affected properties would be reduced by 0.28 percent.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Honorable Board of Supervisors 10/12/2010 Page 3

Section 99 of the Revenue and Taxation Code requires that prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service areas or service responsibilities will be altered by such change must negotiate a reallocation of property tax revenue between the affected agencies and approve and accept such reallocation by resolution.

The governing bodies of the respective taxing entities have adopted the Joint Resolution based on the negotiated exchange of property tax revenue related to the proposed annexation to the District.

Adoption of the Joint Resolution by your Board will allow LAFCO to schedule the required public hearing to consider testimony on the proposed annexation. LAFCO will subsequently take action to approve, approve with changes, or disapprove the proposal. The Joint Resolution has also been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

This action and proposed Joint Resolution is to fund operation and maintenance expenses and capital projects within the existing service area of the District and are, therefore, exempt from the California Environmental Quality Act pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273(a) of the California Environmental Quality Act Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will allow the District to provide water service to the annexed area and will not have any negative impact on existing services or planned projects.

CONCLUSION

Please return one adopted copy of this letter and one signed original of the Joint Resolution to LAFCO; one adopted copy of this letter and one copy of the Joint Resolution to the Department of Public Works, Waterworks Division; and one adopted copy of this letter and one signed original of the Joint Resolution to the County Assessor.

The Honorable Board of Supervisors 10/12/2010 Page 4

Respectfully submitted,

Hail Farher

GAIL FARBER
Director

GF:AA:ea

Enclosures

c: Chief Executive Office
County Counsel
Executive Office
Assessor
Auditor-Controller
Fire Department
Public Library
LAFCO
City of Lancaster
Antelope Valley-East Kern Water Agency
Antelope Valley Mosquito and Vector Control
District
Antelope Valley Resource Conservation District
Lancaster Cemetery District

WHEREAS, pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area may negotiate an exchange of property tax revenue generated in the area subject to the jurisdictional change and attributable to those local agencies; and

- 1. The Los Angeles County Waterworks District No. 40, Antelope Valley; County of Los Angeles Public Library; the Consolidated Fire Protection District of Los Angeles County; Lancaster Cemetery District; Antelope Valley Mosquito and Vector Control District; Antelope Valley Resource Conservation District; the City of Lancaster; and Antelope Valley-East Kern Water Agency have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 40-137 (4-200) is approved and accepted.
- 2. For fiscal years commencing on or after July 1, 2011, or the July 1 after the effective date of this jurisdictional change, whichever is later, the property tax revenue increment generated from the area within Annexation 40-137 (4-200) shall be allocated to the affected agencies as indicated in the enclosed worksheets (Exhibits A and B).
- 3. No transfer of property tax revenues other than those specified in Paragraph 2 shall be made as a result of Annexation 40-137 (4-200).
- 4. If at any time after the effective date of this Joint Resolution the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect, thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated, the corrected transfer shall be implemented for the next fiscal year, and any amounts of property tax received in excess of that which is proper shall be refunded to the appropriate agency.

The foregoing Resolution was adopted on the 12th day of 0 ctober, 2010, by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley.



SACHI A. HAMAI Executive Officer of the Board of Supervisors of the County of Los Angeles

Ву

Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN County Counsel

Deputy

WHEREAS, pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area may negotiate an exchange of property tax revenue generated in the area subject to the jurisdictional change and attributable to those local agencies; and

- 1. The Los Angeles County Waterworks District No. 40, Antelope Valley; County of Los Angeles Public Library; the Consolidated Fire Protection District of Los Angeles County; Lancaster Cemetery District; Antelope Valley Mosquito and Vector Control District; Antelope Valley Resource Conservation District; the City of Lancaster; and Antelope Valley-East Kern Water Agency have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 40-137 (4-200) is approved and accepted.
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> Chairperson, Board of Directors Lancaster Cemetery District

ATTEST:

Page 3 of 3

WHEREAS, pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area may negotiate an exchange of property tax revenue generated in the area subject to the jurisdictional change and attributable to those local agencies; and

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PASSED, APPROVED, AND ADOPTED this <u>23</u> day of <u>March</u> , 2010, by the following vote:
AYES:
NOES:
ABSENT:
ABSTAIN:
Chairperson, Board of Trustees Antelope Valley Mosquito and Vector Control
ATTEST: Secretary

WHEREAS, pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area may negotiate an exchange of property tax revenue generated in the area subject to the jurisdictional change and attributable to those local agencies; and

- 1. The Los Angeles County Waterworks District No. 40, Antelope Valley; County of Los Angeles Public Library; the Consolidated Fire Protection District of Los Angeles County; Lancaster Cemetery District; Antelope Valley Mosquito and Vector Control District; Antelope Valley Resource Conservation District; the City of Lancaster; and Antelope Valley-East Kern Water Agency have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 40-137 (4-200) is approved and accepted.
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PASSED, APPROVED, AND ADOPTED this 24 day of M , 2010, by the following vote:
AYES: 4
NOES: Ø
ABSENT: \
ABSTAIN: Ø
Karlebu
Chairperson, Board of Directors Antelope Valley Resource Conservation District

ATTEST:

Page 3 of 3

WHEREAS, pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area may negotiate an exchange of property tax revenue generated in the area subject to the jurisdictional change and attributable to those local agencies; and

- 1. The Los Angeles County Waterworks District No. 40, Antelope Valley; County of Los Angeles Public Library; the Consolidated Fire Protection District of Los Angeles County; Lancaster Cemetery District; Antelope Valley Mosquito and Vector Control District; Antelope Valley Resource Conservation District; the City of Lancaster; and Antelope Valley-East Kern Water Agency have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 40-137 (4-200) is approved and accepted.
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PASSED, AP the following	PPROVED, AND ADOPTED this 27th vote:	day of <u>April</u>	, 2010, by
AYES: Cour	ncil Members: Crist, Mann, Marquez, Sm	nith, Mayor Parris	
NOES: None	ne		
ABSENT:	None		
ABSTAIN:	None		
		Rex Parris, Mayor	
		city of Lancaster	

ATTEST:

Page 3 of 3

WHEREAS, pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area may negotiate an exchange of property tax revenue generated in the area subject to the jurisdictional change and attributable to those local agencies; and

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PASSED, AP	PROVED, AND ADOPTED t vote:	his <u>331d</u> day of <u>March</u> , 2010, by
AYES:	7	
NOES:	O	
ABSENT:	0	
ABSTAIN:	0	Chairperson, Board of Arrectors Antelope Valley-East Kern Water Agency
ATTEST:		
Maf	J We cretary	

PROPERTY TAX TRANSFER RESOLUTION WORKSHEET

Annexation To: Account No. TRA: Effective Date: Annexation Number:	Waterworks District # 40 ANTELOPE VALLEY 047.04 5878 July 1, 2011 40-137(4-200), LAFCO 2006-09	ict # 40 ANTEL	OPE VALLEY			
Waterworks District # 40, Antelope Valley Based on their 2009-10 Tax Sharing Ratios	0.006194077					
Accent No. Taxing Agency	(1) Current Tax Share	(2) = (1) / Total Percent	(3) Proposed Dist Share	(4) = (2) * (3) Alloc of Dist Share	(5) Allocation Adjustments	(6) = (1) + (5) New Net Share
1.05 LOS ANGELES COUNTY GENERAL	0.442691920	44.2692%	0.006194077	0.002742068	-0.002782492	0.439909428
1.20 L.A. COUNTY ACCUM CAP OUTLAY	0.000116181	0.0116%	0.006194077	0.000000720	0.000000000	0.000116181
	0.029684283	2.9684%	0.006194077	0.000183867	-0.000183867	0.029500416
7.30 CONSOL. FIRE PRO:DIST.OF L.A.CO.	0.178521741	17.8522%	0.006194077	0.001105///	0.001103/7/	0.177415964
53.30 LANCASTER CEMETERY DISTRICT	0.001625887	0.1626%	0.006194077	0.000010071	-0.000010071	0.001615816
61.05 ANTELOPE VLY MOSQ & VECTOR CONTR	0.002046476	0.2046%	0.006194077	0.000012676	-0.000012676	0.002033800
ANTELOPE VY RES	0.000962227	0.0962%	0.006194077	0.0000005960	-0.000005960	0.000956267
186.01 CITY-LANCASTER TD#1 RP6	0.067588245	6.7588%	0.006194077	0.000418647	-0.000418647	0.067169598
ANTELOPE VYEAS	0.019505127	1.9505%	0.006194077	0.000120816	-0.000120816	0.019384311
	0.000000000	0.0000%	0.006194077	0.000000000	Exempt	0.000000000
EDUCATIONAL AUC	0.000000000	0.0000%	0.006194077	0.000000000	Exempt	0.000000000
	0.001439932	0.1440%	0.006194077	0.0000008919	Exempt	0.001439932
_	0.002857797	0.2858%	0.006194077	0.000017701	Exempt	0.002857797
	0.060669275	6.0569%	0.006194077	0.000375790	Exempt	0.00000473
529.06 CO.SCH.SERV.FD LANCASTER	0.006977427	0.097.7%	0.006194077	0.000005391	Exempt	0.000870385
ANTELOPE VALLEY	0.099382585	9.9383%	0.006194077	0.000615583	Exempt	0.099382585
CO.SCH.SERV.FD	0.000365094	0.0365%	0.006194077	0.000002261	Exempt	0.000365094
ANTELOPE VY.UN.I	0.048689311	4.8689%	0.006194077	0.000301585	Exempt	0.048689311
792.04 ANTELOPE VY.JT. COMMUNITY COLL.	0.027595942	2.7596%	0.006194077	0.000170931	Exempt	0.027595942
047.04 Waterworks Dist # 40 ANTELOPE VALLEY	0.000000000	0.0000%	0.006194077	0.0000% 0.006194077 0.000000000	0.000000000	0.004640307
Total	1.000000000	100.000%		0.006194077	-0.004640307	1.000000000

 ⁽¹⁾ Current share as reflected in the Auditor's ATI distribution in AF 49. Must total 1.000000000.
 (2) Must total 100%.
 (3) Weighted average waterworks district share as verified by Auditor.
 (4) Must total share reflected in Column (3).
 (5) Reflects exemption for school entities and County general fund obligation for debt service and FFW.
 (6) Final share distributions to be reflected in tax transfer resolution.

PROPERTY TAX TRANSFER RESOLUTION WORKSHEET

Annexation To: Account No. 57 TRA: Effective Date: Annexation Number:	Waterworks District # 40 - ACO FUND 51.75 5878 July 1, 2011 40-137(4-200), LAFCO 2006-09	ct # 40 - ACO F	UND			
Waterworks District # 40, ACO FUND	0.006063938					
	(1) (i	(2) = (1) / Total	(3) Proposed	(4) = (2) * (3) Alloc of	(5) Allocation	(6) = (1) + (5) New
Acent No.	Tax Share	Percent	Dist Share	Dist Share	Adjustments	Net Share
1.05 LOS ANGELES COUNTY GENERAL	0.439909428	43.9909%	0.006063938	0.002667583	-0.002707159	0.437202269
1.20 L.A. COUNTY ACCUM CAP OUTLAY	0.000116181	0.0116%	0.006063938	0.0000000705	0.000000000	0.000116181
	0.029500416		0.006063938	0.000178889	-0.000178889	0.029321528
7.30 CONSOL, FIRE PRODISTION LACO.	0.177415964	0.7416%	0.006063938	0.001073639	0.001073639	0.06410165
7.31 L.A.C.FIRE-FFW A7.04 WATERWORKS DIST #40 - ANTEL OPE VALLEY	0.004640307	0.4640%	0.006063938	0.000028139	-0.000028139	0.004612168
53.30 LANCASTER CEMETERY DISTRICT	0.001615816	0.1616%	0.006063938	0.000009798	-0.000000798	0.001606018
61.05 ANTELOPE VLY MOSQ & VECTOR CONTR	0.002033800	0.2034%	0.006063938	0.000012333	-0.000012333	0.002021467
68.05 ANTELOPE VY RESOURCE CONSER DIST	0.000956267	0.0956%	0.006063938	0.000005799	-0.000005799	0.000950468
	0.067169598	6.7170%	0.006063938	0.000407312	-0.000407312	0.066762286
300.10 ANTELOPE VYEAST KERN WATER AGY	0.019384311	1.9384%	0.006063938	0.000117545	-0.000117545	0.019266765
EDUCATIONAL REV	0.000000000	0.0000%	0.006063938	0.000000000	Exempt	0.00000000
EDUCATIONAL AUG	0.000000000	0.0000%	0.006063938	0.000000000	Exempt	0.000000000
COUNTY SCHOOL S	0.001439932	0.1440%	0.006063938	0.000008732	Exempt	0.001439932
_	0.002857797	0.2858%	0.006063938	0.000017330	Exempt	0.002857797
529.01 LANCASTER SCHOOL DISTRICT	0.060669275	0.8977%	0.0000003938	0.000054439	Exempt	0.008977427
DEV CTR HDCPD MI	0.000870385	0.0870%	0.006063938	0.000005278	Exempt	0.000870385
ANTELOPE VALLEY	0.099382585	9.9383%	0.006063938	0.000602650	Exempt	0.099382585
	0.000365094	0.0365%	0.006063938	0.000002214	Exempt	0.000365094
717.08 ANTELOPE VY.UN.HIK.P.SELEM	0.048689311	4.8689%	0.006063938	0.000295249	Exempt	0.048689311
792.04 ANTELOPE VY.JT. COMMUNITY COLL.	0.027595942	2.7596%	0.006063938	0.000167340	Exempt	0.027595942
051.75 Waterworks Dist # 40 ACO FUND	0.000000000	0.0000%	0.006063938	0.0000% 0.006063938 0.000000000	0.000000000	0.004542813
Total	1.000000000	100.000%		0.006063938	-0.004542813	1.000000000

Current share as reflected in the Auditor's ATI distribution in AF 49. Must total 1.000000000.
 Must total 100%.
 Weighted average waterworks district share as verified by Auditor.
 Must total share reflected in Column (3).
 Seffects exemption for school entities and County general fund obligation for debt service and FFW.
 Final share distributions to be reflected in tax transfer resolution.